

# TO LET

## INDUSTRIAL / WORKSHOP UNIT

UNIT 4 STATION WORKS, STATION STREET, LEEK, STAFFORDSHIRE, ST13 8BP



Contact James Craine: [James@mounseysurveyors.co.uk](mailto:James@mounseysurveyors.co.uk)

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LEEK, STAFFORDSHIRE, ST13 8BP



## LOCATION

The subject property is located on Station Street off Burton Street, approximately 0.7 miles from Leek town centre.

The unit is in close proximity to the A53 which provides access to Stoke-on-Trent and the surrounding areas as well as the A523 which provides access to Congleton and Macclesfield.

## DESCRIPTION

Station Works is a newly refurbished small industrial estate comprising 4 units on Station Street in Leek. Unit 4 briefly comprises of the following characteristics:

- Electric Surface Roller Shutter Door
- Pedestrian Door
- Concrete Floor
- Office Accommodation
- WC
- Kitchenette
- Secure shared service yard with excellent loading and ample car parking
- Small estate within walking distance of Leek Town Centre.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	55.74	600

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## TENURE

The unit is available by way of a new lease on terms to be agreed.

## RENT

£7,750 per annum exclusive of VAT.

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £2,500. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

## SERVICES

Mains electric and water are connected to the building. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## VAT

All prices and rent are quoted exclusive of VAT which we understand is not applicable.





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## LEGAL COSTS

Each party is responsible for their own legal and professional costs.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

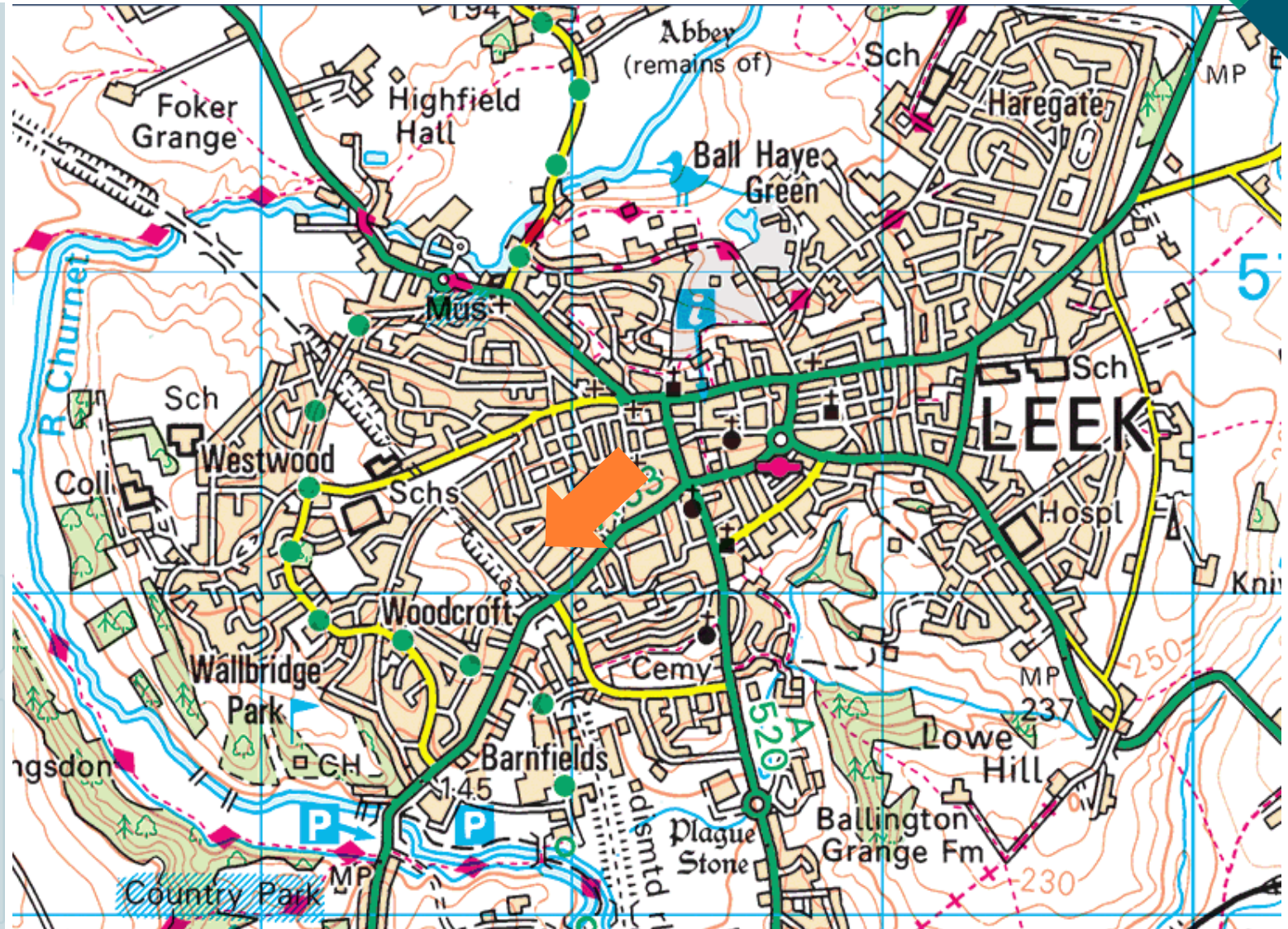
## CONTACT

James Craine

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**Mounsey Chartered Surveyors,**  
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Park, Stoke-on-Trent, ST1 5PU



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.